

686

ENV
4740

258686 01/09/1998 02:13P Weld County CO
1 of 1 R 11.00 D 0.00 JA Suki Tsukamoto

NORTH 1/4 SECTION 22, T2N, R68W OF
6th P.M. FOUND 2-1/2" ALUM CAP IN
SURVEY BOX. LS 18255 1994.

WELD COUNTY ROAD # 20

N 89°49'09" E 2656.00'

NORTHEAST CORNER SECTION 22, T2N,
R68W OF 6th P.M. FOUND 2-1/2" ALUM
CAP IN SURVEY BOX. LS 28656 1994.

WCR #20 EAST OF INTERSTATE 25 PREVIOUSLY
ANNEXED TO THE TOWN OF FIRESTONE

NORTH 1/4 SECTION 23, T2N, R68W OF
6th P.M. FOUND 2-1/2" ALUM CAP.
LS 22576

30.00' 60.00' 2385.39' N89°49'09" E
30.00' 270.67'

N 89°48'52" E 2595.55'
N89°48'52" E 2395.80'

A=46.21'
R=5580.00'
D=00°28'28"
B=N 00°06'04" E
C=46.21'
T=23.11'

HALEY ANNEXATION NO. 2
153.995 ACRES

NET AREA 153.995 ACRES

TOTAL CONTIGUITY = 2,609.55 FEET
TOTAL PERIMETER = 10,347.06 FEET
1/6th PERIMETER = 1,724.51 FEET

EAST 1/4 SECTION 22, T2N, R68W OF
6th P.M. FOUND 30" NO. 6 REBAR WITH
2" ALUM CAP IN MONUMENT BOX AS
PER RECORD. LS 23500 1995.

EAST 1/4 SECTION 23, T2N, R68W OF
6th P.M. FOUND 3-1/2" ALUM CAP
LS 14070 1993

CENTER SECTION 22, T2N, R68W OF
6th P.M. FOUND 2" ALUM CAP ON NO. 6
REBAR SET LOOSELY IN FLOW LINE
OF IRRIGATION DITCH. SET 30" NO. 6
REBAR WITH 2" ALUM CAP STAMPED
50.0 FT. WEST LS 23500 1995.

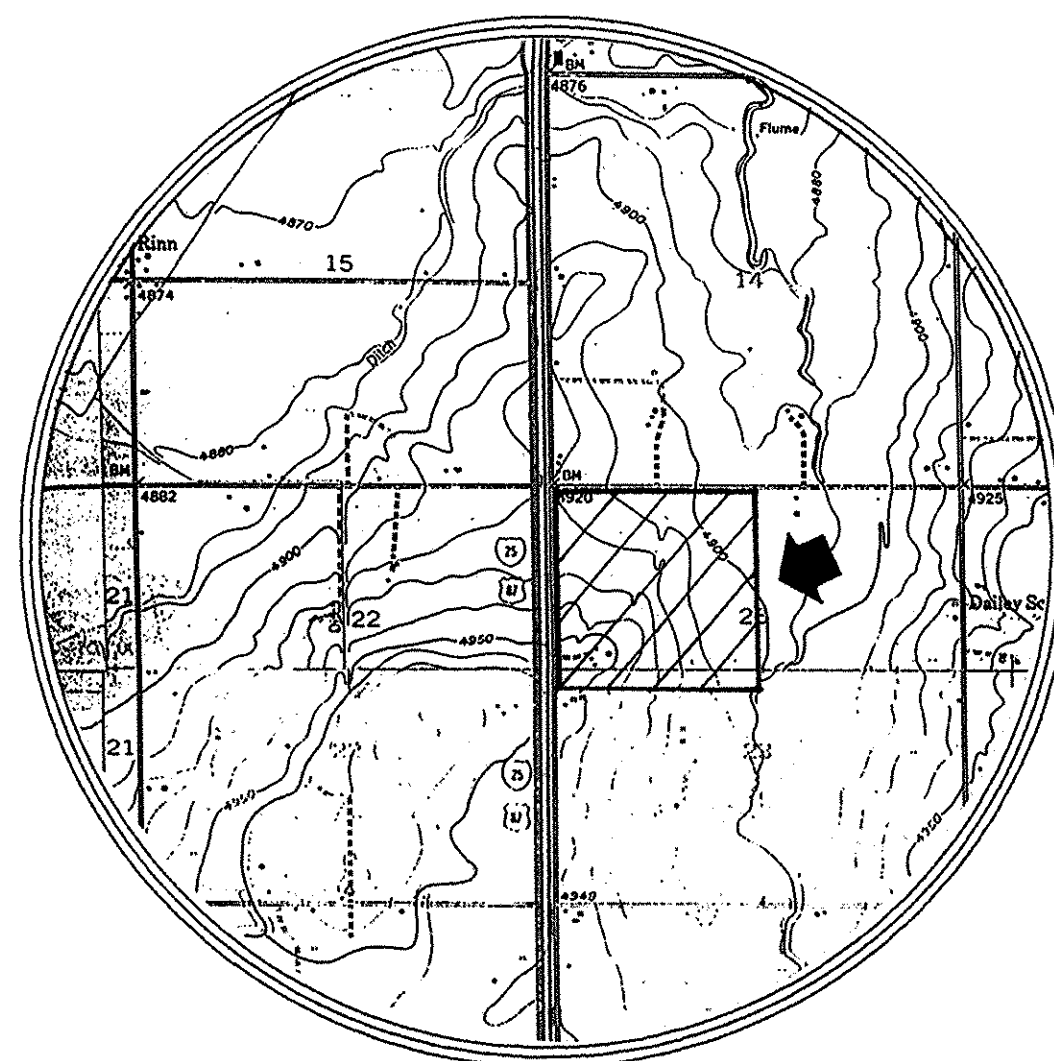
NOTICE:

THIS MAP IS FOR ANNEXATION PURPOSES ONLY.
IT IS NOT INTENDED TO BE A LAND SURVEY, OR
LAND SURVEY PLAT.

NOTICE:

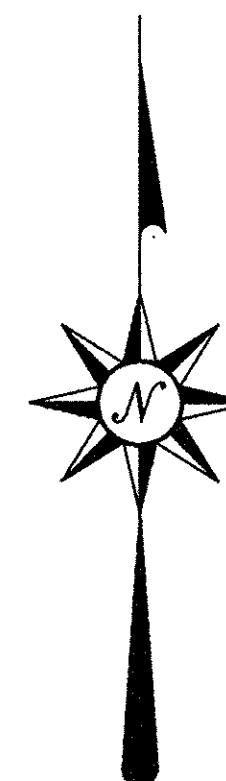
According to Colorado law you MUST commence any legal action based
upon any defect in this map within three years after you first
discover such defect. In no event, may any action based upon any
defect in this map be commenced more than ten years from the
date of the certification shown hereon.

SOUTH 1/4 SECTION 23, T2N, R68W, OF
6th P.M. FOUND 3-1/4" BRASS CAP IN
RANGE BOX. B.L.M. AS PER RECORD.



VICINITY MAP
NTS

0' 300' 600' 900'



HALEY

ANNEXATION NO. 2 TO THE TOWN OF FREDERICK, COLORADO

A PARCEL OF LAND IN THE NORTHWEST QUARTER SECTION TWENTY-THREE,
TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, EXCEPT THAT PARCEL CONVEYED TO THE DEPARTMENT
OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED IN BOOK 1505 AT PAGE 510,
AND EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 20, COUNTY OF WELD,
STATE OF COLORADO.

THUS DESCRIBED PARCEL OF LAND CONTAINS 153.995 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT HALEY LAND COMPANY, LLC IS THE OWNER OF
THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP.

By: John R. Haley, Manager
JOHN R. HALEY, MANAGER

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF WELD }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY
OF December, 1997, BY JOHN R. HALEY, MANAGER.
MY COMMISSION EXPIRES: 7/2/2001

Maurice C. Simpson
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, A. MICHAEL HASCALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS
MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND
THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE
ANNEXED TO THE TOWN OF FREDERICK, COLORADO, AND IS WHOLLY CONTAINED
WITHIN THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION OF THE PETITION FOR
ANNEXATION. I ALSO CERTIFY THAT THERE IS THE REQUIRED CONTIGUITY
NECESSARY FOR ANNEXATION TO THE TOWN OF FREDERICK, COLORADO.

A. MICHAEL HASCALL, PROFESSIONAL LAND SURVEYOR NO. 23500

DATE

BASIS OF BEARINGS:

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION TWENTY-THREE,
TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL
MERIDIAN BEARS S89°42'41"W. AS MONUMENTED AND SHOWN.

TOWN OF FREDERICK CERTIFICATE OF APPROVAL:

THIS MAP IS TO BE KNOWN AS "HALEY ANNEXATION NO. 2 TO THE TOWN OF
FREDERICK, COLORADO," AND IS APPROVED AND ACCEPTED FOR ANNEXATION
TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BY
ORDINANCE NO. 768 PASSED AND ADOPTED AT THE REGULAR MEETING OF
THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Sept. 23, 1997,
AND RECORDED ON _____, 1997, AS RECEPTION NO. _____
IN THE RECORDS OF THE CLERK AND RECORDER OF _____ COUNTY, COLORADO.
Allen B. Bouch
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY
CLERK AND RECORDER OF WELD COUNTY AT _____ M. ON THE _____ DAY OF
_____, A.D., 1997 IN BOOK _____, PAGE _____, MAP _____,
RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

By: _____
DEPUTY

COMMONWEALTH LAND TITLE INSURANCE COMPANY
Commitment No.: F921404 (EXCEPTIONS)

SCHEDULE B - CONTINUED

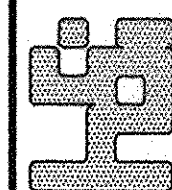
19. Reservations made by the Union Pacific Railway Company in deed recorded in Book 25 at Page 45.
20. Right of way for Farmers Reservoir as shown by Map filed as Reception No. 156140, insofar as same may affect subject property.
21. Right of way 20 feet in width as granted to Weld County, Colorado in instruments recorded in Book 1025 at Page 12 and in Book 1038 at Page 509, being more fully described therein.
22. Right of way 20 feet in width as granted to Weld County, Colorado in instrument recorded in Book 1038 at Page 513, being more fully described therein.
23. Right of way for pipe line facilities as granted to Wyco Pipe Line Company by instrument recorded in Book 1199 at Page 439, said right of way not being specifically defined.
24. Contract and Grant of Easement by and between Consolidated Lower Boulder Reservoir and Ditch Company and Northern Colorado Water Conservancy District recorded in Book 1402 at Page 543, insofar as same may affect subject property.
25. Permanent Easement for the use and benefit of the Department of Highways of the State of Colorado as granted to the State Highway Commission of Colorado in instrument recorded in Book 1505 at Page 512, being more fully described therein.
26. Oil and gas lease between Charles W. Haley, James D. Haley and John R. Haley and Martin J. Freedman dated August 21, 1970, recorded September 14, 1970 in Book 633 as Reception No. 1554536, and any interests therein or rights thereunder.
27. Right of way Easement for pipe line facilities 50 feet in width as granted to Panhandle Eastern Pipe Line Company by instrument recorded in Book 718 as Reception No. 1639892, being more fully described therein.
28. Grant of Easement for sewer facilities 20 feet in width as granted to St. Vrain Sanitation District by instrument recorded in Book 1429 as Reception No. 2375791, being more specifically defined therein.
29. Any interest which may have been acquired by the public in the 30 feet of subject property by reason of resolution of Board of County Commissioners recorded October 14, 1989, in Book 86 at Page 273 which provides for public roads 60 feet in width being 30 feet on each side of section lines on the public domain.

NOTE: The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the property. (a) Panhandle Eastern Pipe Line Company recorded October 1, 1981 in Book 949 as Reception No. 1870756. (b) Union Rural Electric Association, Inc. recorded October 5, 1981 in Book 949 as Reception No. 1871004. (c) Western Gas Supply Company recorded April 2, 1985 in Book 1063 as Reception No. 2004300. (d) Panhandle Eastern Pipe Line Company recorded June 26, 1986 in Book 1117 as Reception No. 2058722. (e) United Power, Inc. recorded January 24, 1991 in Book 1288 as Reception No. 2239296.

DATE: 07/21/97
REVISED: 09/04/97
REVISED: 10/21/97
REVISED: 11/12/97

SCALE: 1" = 300'
DRAWN: DJJ/AH
SHEET: 1 OF 1
JOB NO.: E63ANX2

HASCALL SURVEYS INC



1132 NORTH MAIN ST
LONGMONT CO 80501
** (303) 678-8324 **